

Exhibit "A"

That Portion of #3805
Which Encroaches in a
20' Public Utility Easement
Lot 3R, Block 1
Amending Plat of Lots 2 & 3, Block 1
Bridle Gate Estates, Phase 1
Vol. 4820, Pg. 98
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 7.20 square foot tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being that portion of the single family residence #3805 which encroached into a 20' Public Utility Easement located on Lot 3R, Block 1, as shown on the Amending Plat of Lots 2 & 3, Block One, Bridle Gate Estates, Phase One, recorded in Volume 4820, Page 98, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the common rear corner between Lots 3R and 4, Block 1;


THENCE N 11° 04' 41" E for a distance of 30.96 feet to a 60d nail set in the northwest line of the 20' Public Utility Easement at the face of brick (edge of foundation) for the PLACE OF BEGINNING of this description;

THENCE along the face of brick (foundation) of the single family residence located at #3805 Bridle Trails Court, as follows:

S 74° 18' 21" E for a distance of 0.46 feet,
N 63° 35' 10" E for a distance of 5.65 feet,
N 16° 26' 32" E for a distance of 2.75 feet to a 60d nail set in the northwest line of the 20' Public Utility Easement;

THENCE S 51° 19' 08" W along the northwest line of the 20' Public Utility Easement, same being through the single family residence, for a distance of 8.05 feet to the PLACE OF BEGINNING, containing 7.20 square feet of land, more or less.

Surveyed November 2002

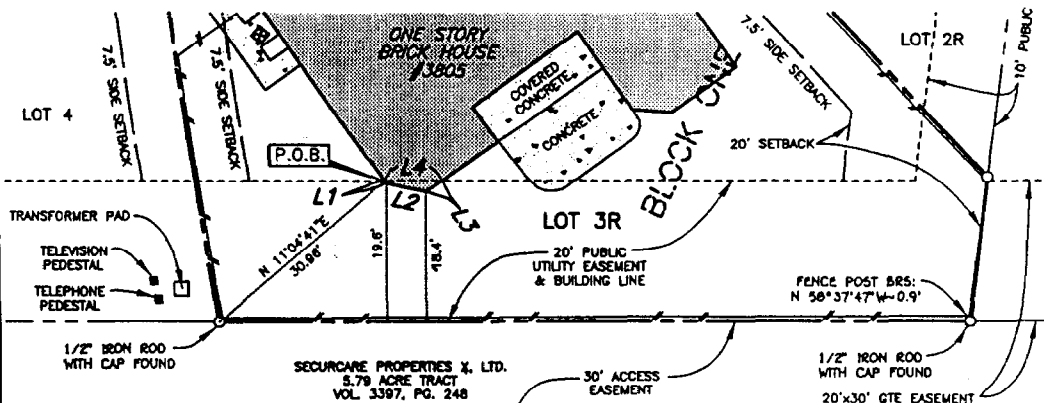
By: 
S. M. Kling
R.P.L.S. No. 2003



SCALE: 1"=20'

BUILDING ENCROACHMENT METES:

LINE	BEARING	DISTANCE
L1	S74°18'21"E	0.46'
L2	N63°35'10"E	5.65'
L3	N16°26'32"E	2.75'
L4	S51°19'08"W	8.05'



XREF:

KLING ENGINEERING & SURVEYING
BRYAN, TEXAS

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